

432

432

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 16, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

APPRECIATION

The Council expressed appreciation for the display of Shamrock in the Council Chamber which was provided by the Park Board in recognition of St. Patrick's Day, March 17, 1976.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,

THAT the Minutes of the Special Council Meeting (Court of Revision), of March 9, 1976, together with the Minutes of the Regular Council Meeting of March 9, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Retention of Additions to the Dwelling at 5808 Crown Street

Council on February 24, 1976, deferred consideration of a Manager's report (Building & Planning matters) dated February 20, 1976, on the above matter pending the hearing of a delegation.

Mr. G.B. Walker, Solicitor for Mrs. Rainaldi, spoke to his brief and detailed the chronology of events leading up to the denial by the Board of Variance of the appeal to retain the additions at 5808 Crown Street. The brief also contained a petition signed by residents adjacent to the said property requesting that the additions be permitted to remain.

MOVED by Ald. Bowers,

THAT the Director of Permits and Licenses be instructed to take no further action in this matter.

- CARRIED UNANIMOUSLY

Regular Council, March 16, 1976 2

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

2. Merit Oil Company Ltd. - Gasoline
Stations - 2403 Granville and 500
Kingsway

Council on February 24, 1976, agreed to hear a delegation from Mr. R.G. Brodie, President, Merit Oil Company and deferred consideration of the Manager's report dated February 20, 1976, on this matter.

Mr. Brodie addressed Council and filed a brief indicating that his Company has only three gas stations in the City of Vancouver. These outlets offer no service at all to the motoring public. All they do is sell low-cost gasoline and oil. He requested that Council approve his request for conversion of his Company's stations at 2403 Granville and 500 Kingsway to self-serve operation.

MOVED by Ald. Boyce,

THAT the application of Merit Oil Company to convert its stations at 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street to self-serve operation be approved.

FURTHER THAT these conversions be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-service gasoline stations.

(Deferred)

MOVED by Ald. Harcourt,

THAT the above motion be deferred pending report from the City Manager within three months on the City's experience to date with self-serve gas stations.

- CARRIED

(Aldermen Bird, Bowers and the Mayor opposed)

3. Civic Grant Appeal -
S. P. C. A.

In accordance with Council's resolution of February 3, 1976, re Civic Grant appeals, Mr. C. Jack Homes, Secretary-Manager of the Society for the Prevention of Cruelty to Animals (SPCA), appeared before Council to appeal Council's decision on the Society's 1976 grant request.

Mr. Homes outlined the various services provided by the Society with particular reference to services provided to the City of Vancouver e.g., picking up injured animals off City streets, assisting in selection of police dogs and with the training of pound officers.

MOVED by Ald. Harcourt,

THAT a grant of \$11,000 to the S.P.C.A. be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Boyce opposed)

CITY MANAGER'S REPORTS AND DELEGATIONS

4. Proposed Development at
2893 West 41st Avenue -
Murray Nurseries

Council on March 9, 1976, agreed to hear representations from Mrs. Sheila Peterson on behalf of the Kerrisdale Concerned Citizens Committee and from Dr. N. Divinsky representing the developer.

The Mayor advised the delegations that they must restrict their remarks to the matters outlined in the Manager's report of March 12, 1976, which is before Council this day and that no comments would be entertained which would be a further discussion of the application before the previously held Public Hearing.

Mrs. Sheila Peterson filed a brief protesting the proposed amendment of the CD-1 By-law with respect to this development to include "and apartments". She stated it was the residents' understanding that this development would consist of townhouses. However, the residents feel that three-storey apartments would adversely affect their privacy and amenity of living. She also requested that a new Public Hearing be held on this development in view of new information which has come to light since the last Public Hearing was held.

Mrs. Peterson submitted to the Clerk 47 letters from residents supporting the position of the Kerrisdale Concerned Citizens Committee.

Mr. Russell Pedersen representing the Kerrisdale Homeowners' Association also spoke and filed a brief requesting

- (i) that the type of development allowed on this property be acceptable townhouses fully according with By-law definitions.
- (ii) that the privacy of adjacent property occupiers be scrupulously respected in the design and layout of this project.
- (iii) that ingress and egress wheeled traffic routes be contrived to preserve the safety of pedestrians on the street.

Dr. N. Divinsky indicated that his Society has now complied with the conditions attached to their rezoning. He further indicated that his Society provided several opportunities for the residents of the area to view the model and plans of the development prior to and also at the Public Hearing. He indicated that all balconies in the development face either 41st Avenue or the inner courtyard and therefore should not affect the privacy of the surrounding residents. The Society is in the process of dedicating the required 17 feet for future street widening and has consolidated the site and registered it in the Land Registry Office.

MOVED by Ald. Harcourt,

THAT recommendations A and C contained in the Manager's report dated March 12, 1976, be approved;

FURTHER THAT Council indicate its satisfaction with the financial information submitted that the project will proceed and resolve that the owners have complied with this condition.

(Carried)

(Aldermen Boyce, Sweeney, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S REPORTS AND DELEGATIONS (cont'd)

Proposed Development at
2893 West 41st Avenue -
Murray Nurseries (cont'd)

MOVED by Ald. Sweeney,
THAT the foregoing motion of Alderman Harcourt be referred
to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari and
Rankin opposed)

The motion to refer having lost, the motion by Alderman
Harcourt was put and CARRIED.

MOVED by Ald. Marzari,
THAT the Director of Legal Services and the Director of Planning
report to the Standing Committee on Planning and Development on
alternate definitions of housing types to better clarify the
difference between townhouse and apartment.

- CARRIED

(Alderman Harcourt opposed)

COMMUNICATIONS OR PETITIONS

1. Qualifications for Membership
on Public Boards

The City Clerk, in a communication dated March 11, 1976,
submitted for consideration the matter of uniform qualifications
for membership on Public Boards.

MOVED by Ald. Bowers,
THAT the By-laws for the Vancouver City Planning Commission,
Vancouver Civic Auditorium Board and the Vancouver Athletic
Commission be amended to the following effect:

"An appointee be either an elector or alternatively
a resident of the Municipality for a period of six
months immediately prior to appointment.";

FURTHER THAT the Director of Legal Services be instructed
to bring forward the necessary By-law amendments.

- CARRIED UNANIMOUSLY

2. Oakridge Traffic

Council noted a request from Mr. Milton Weber dated March 10,
1976, to appear before Council as a delegation when the matter of
Oakridge traffic is again before Council.

MOVED by Ald. Volrich,
THAT the delegation request be approved and arrangements be
left with the City Clerk.

- CARRIED UNANIMOUSLY

Regular Council, March 16, 1976 5

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
MARCH 12, 1976

Works & Utility Matters
(March 12, 1976)

The Council considered this report which contains nine
Clauses identified as follows:

- Cl. 1: Watermain Installations - 1975 Capital Budget
- Cl. 2: Watermain Installations - 1976 Capital Budget
- Cl. 3: Extension and Relocation of Jericho Storm
Outfall
- Cl. 4: Tires and Tubes - Tender No. 40-76-1
- Cl. 5: Kerrisdale Bus Shelter
- Cl. 6: Harbour Park Development
- Cl. 7: Granville Mall Phase II - Benches and Landscaping
- Cl. 8: Local Improvement on the Initiative Granville
Mall - Benches and Landscaping
- Cl. 9: Lease of C.P.R. Right-of-Way to the City - West
Boulevard from 37th Avenue to 42nd Avenue

The Council took action as follows:

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in
Clauses 1, 2, 3, 4 and 5 be approved and Clause 6 be received
for information.

- CARRIED UNANIMOUSLY

Granville Mall Phase II - Benches
and Landscaping (Clause 7)

MOVED by Ald. Bowers,

THAT the request of the Granville Mall Association that
Christmas tree lights, benches and landscaping be advanced as
Local Improvements on the Initiative Principle, be approved.

- CARRIED UNANIMOUSLY

Local Improvement on the Initiative
Granville Mall - Benches and Land-
scaping (Clause 8)

MOVED by Ald. Bowers,

THAT the recommendations of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Lease of C.P.R. Right-of-Way to the
City - West Boulevard from 37th to
42nd Avenues (Clause 9)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(March 12, 1976)

The Council considered this report which contains six
Clauses identified as follows:

- Cl. 1: 2893 West 41st Avenue - Murray Nurseries
- Cl. 2: N.I.P. Kitsilano Appropriation of Funds -
Bayview Stage III Addition
- Cl. 3: Appropriation of N.I.P. Funds for Tree Planting
and Benches in the Downtown Eastside
- Cl. 4: Rezoning - E/S of S.W. Marine Drive between
West 70th and 71st Avenues - Proposed Super
Valu Store
- Cl. 5: Rail/Truck Terminal for B.C. Hydro in False
Creek Area 3
- Cl. 6: Heritage Building Alterations - Hudson's Bay
Store (600 Block Granville)

The Council took action as follows:

2893 West 41st Avenue - Murray
Nurseries (Clause 1)

For Council action on this Clause, see pages 3 and 4.

Clauses 2 and 4

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
Clause 2 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Appropriation of N.I.P. Funds for
Tree Planting and Benches in the
Downtown Eastside (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
THAT the City Manager, in consultation with the Park Board,
report back on whether the City could use any of the trees which
the Provincial Government has declared surplus.

- CARRIED UNANIMOUSLY

Clauses 5 and 6

MOVED by Ald. Volrich,
THAT Clause 5 be received for information and the recommendation
of the City Manager contained in Clause 6 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 12, 1976)

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Functional Program - Art Gallery
- Cl. 2: Additional Accounting Clerk Position - Equipment
- Cl. 3: Assessment Appeals

The Council took action as follows:

Regular Council, March 16, 1976 7

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(March 12, 1976) (cont'd)

Functional Program - Art
Gallery (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this
Clause be approved.

(Carried)

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,
THAT consideration of this Clause be deferred until the future
location of the Art Gallery has been determined.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin,
Sweeney and the Mayor opposed)

The motion to defer having lost, the motion by Alderman
Bowers was put and CARRIED.

Clauses 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in
Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:45 p.m. and following
an 'In Camera' meeting in No. 3 Committee Room, reconvened in open
session in the Council Chamber at approximately 4:15 p.m.

- - - - -

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 12, 1976)

The Council considered this report which contains four
Clauses identified as follows:

- Cl. 1: Assignment of Lease - 2089 Commissioner Street
- Cl. 2: Ten Foot Widening Strip of 1st Avenue -
Situated S/E Corner 1st Avenue & Clark Drive
- Cl. 3: Establishment for Lane Purposes - N/W Corner of
William & Skeena Streets
- Cl. 4: Point Grey Road Properties

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained
in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Point Grey Road Properties
(Clause 4)

Council noted that the 'Save our Parkland Association' and a
Mrs. Westenberg requested to speak as delegations, specifically
with respect to Seagate Manor, which is referred to in this clause.

MOVED by Ald. Cowie

THAT the delegations as requested be heard.

- CARRIED UNANIMOUSLY

Dr. Parkinson, representing the 'Save our Parkland Association'
spoke supporting the removal of Seagate Manor as a means of obtain-
ing more public access to the waterfront. Mrs Westenberg, a
resident of the area, also urged the demolition of Seagate Manor
and criticized the proposed expenditure of funds to renovate the
premises.

The Chairman of the Park Board, Commissioner May Brown, also
addressed the Council and referred to the history of the matter.

MOVED by Ald. Boyce

THAT the Supervisor of Property and Insurance be authorized to
obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road
and to demolish when vacant.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie

THAT Seagate Manor and the caretaker's cottage at the rear of
the property be demolished and the land turned over to the care and
custody of the Park Board.

- LOST

(Ald. Bird, Harcourt Kennedy, Marzari, Rankin and
Sweeney opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 12, 1976) (Cont'd)

Point Grey Road Properties
(Clause 4) (Cont'd)

MOVED by Ald. Boyce

THAT the caretaker's cottage at the rear of Seagate Manor be demolished.

- CARRIED

(Ald. Bird, Rankin and Sweeney opposed)

MOVED by Ald. Bowers

THAT all of the property surrounding Seagate Manor be designated as public land.

- (deferred)

MOVED by Ald. Volrich

THAT the foregoing motion by Alderman Bowers be deferred, and the Director of Legal Services submit a report to the next Council meeting on the legal ramifications involved in recommendation 1 as contained in this clause of the Manager's report, which reads as follows:

"The Point Grey Road Acquisition fund be reimbursed, in the amount of \$255,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975."

- CARRIED UNANIMOUSLY

MANAGER'S REPORT - March 11, 1976

B. Britannia Community Services
Centre including Ice Rink:
Additional Costs and Funding.

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S REPORT - March 12, 1976

C. Applications for Building Permits
to Demolish - Prior to November 18, 1976.

MOVED by Ald. Bowers

THAT the demolition permits presently being withheld, be processed by the Director of Permits and Licenses in accordance with the by-law in effect at the time of application.

- (carried)

MOVED by Ald. Harcourt (in amendment)

THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 1390 Laurier continue to be withheld.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney and the Mayor opposed)

Regular Council, March 16, 1976. 10

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Applications for Building Permits
to Demolish - Prior to November
18, 1976. (Cont'd)

MOVED by Ald. Harcourt (in amendment)

THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 2408 Prince Albert continue to be withheld.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney and
the Mayor opposed)

MOVED by Ald. Harcourt (in amendment)

THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 1363 East 3rd Avenue continue to be withheld.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney
and the Mayor opposed)

MOVED by Ald. Harcourt (in amendment)

THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the premises at 836-840 Nelson and 1008-12-14-20 Hornby Street continue to be withheld.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney
and the Mayor opposed)

All of the amendments having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Harcourt, Marzari and Rankin opposed)

I. Report of Standing Committee
on Planning and Development
March 4, 1976

The Council considered this report which contains two
Clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Juvenile Detention Home Site

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT Clause 1 in this report be received for information, and the recommendations of the Committee as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee
on Finance and Administration
March 11, 1976

The Council considered this report which contains three
Clauses identified as follows:

- Cl. 1: Brief to Provincial Commission on Property
Assessment and Taxation
- Cl. 2: Renovations to City Hall
- Cl. 3: Student Summer Employment - PSEMP '76

The Council took action as follows:

Brief to Provincial Commission on
Property Assessment and Taxation.
(Clause 1)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, as contained in this
Clause, be approved.

- (amended)

MOVED by Ald. Bowers (in amendment)

THAT the following words be added to Alderman Volrich's motion
"after amending the text on page 27 of the brief to recognize the
complexities involved in comparing needs of renters and home-owners".

- CARRIED

(Ald. Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having carried, the motion of Alderman Volrich,
as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the recommendation of the Committee, as contained in
this Clause, be approved after amending the text on page
27 of the brief to recognize the complexities involved in
comparing needs of renters and home-owners."

Renovations to City Hall
(Clause 2)

MOVED by Ald. Volrich

THAT the recommendation of the Committee, as contained in this
Clause, be approved.

- CARRIED UNANIMOUSLY

Student Summer Employment
PSEMP - '76
(Clause 3)

MOVED by Ald. Volrich

THAT the recommendations of the Committee, as contained in
this Clause be approved, and the resolution of Council, dated March
9, 1976, be varied accordingly.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
The the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4068,
BEING THE PLUMBING BY-LAW (Deposit
Requirements)

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Self-
Serve Gas Stations)

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW
((a) Definition of 'Cabaret'
(b) Licensing Age of Dogs)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Kitsilano Apartment Area)

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Kennedy was excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 4786,
BEING THE HOSPITAL PATIENTS
VOTING BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Area Generally bounded by
Semlin, Wall, Nanaimo and Lane
North of Hastings)

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/W Corner Grandview Highway
South and Slocan Street)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW. (Addition and size of Office)

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Harcourt was excused from voting on this By-law)

MOTIONS

1. Establishment of Land for Lane Purposes
(North 10 feet of each of Lots 19 and 20,
Block 296, District Lot 526, Plan 590)

MOVED by Ald. Bowers

SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 19 and 20, Block 296,
District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

2. Establishment of Land for Lane
Purposes (1950 East 14th Avenue)

MOVED by Ald. Bowers

SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 17 of Subdivision "C", Block 173,
District Lot 264A, Plan Numbers 1056 and 1771
(1950 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

3. Establishment of Land for Lane Purposes
(N/W Corner of William and Skeena Streets)

MOVED by Ald. Bowers

SECONDED by Ald. Cowie

THAT WHEREAS the City of Vancouver is the registered owner of Lots 17 and 18, Block 7, S.E.¼, Section 26, T.H.S.L., Plan 2588;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as lane;

THEREFORE BE IT RESOLVED THAT the North two and one-half feet of Lots 17 and 18, Block 7, S.E.¼, Section 26, T.H.S.L., Plan 2588 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

4. Automobile Towing

MOVED by Ald. Cowie
SECONDED by Ald. Bowers

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

AND WHEREAS in the 'Vancouver Sun' newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of license plates, retrieval through a public agency and ticketing;

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by towing companies;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in 'pay parking lots' in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard, the Manager discuss the matter with the operators of these particular lots.

- (deferred)

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the foregoing motion be deferred pending a report being submitted to Council from the Vehicles for Hire Board on this subject.

- CARRIED

(Ald. Bowers opposed)

5. Over-all Planning -
Kerrisdale Area

With the permission of Council, Alderman Volrich withdrew his motion respecting the over-all planning in the Kerrisdale Area.

MOTIONS (Cont'd)

6. Closure of Robson Street -
Provincial Government Complex

MOVED by Ald. Kennedy
SECONDED by Ald. Bird

THAT WHEREAS it has been stated that costs of the Provincial Government Complex have more than doubled;

AND WHEREAS the closure of Robson Street to accommodate this complex has seriously disrupted the flow of traffic within the central area of downtown;

BE IT RESOLVED THAT Council request the Provincial Government to enter into negotiations with the City whereby the costly ice rink within the project will be eliminated and Robson Street re-opened to automobile traffic.
- (withdrawn)

After giving consideration to the foregoing motion, Council agreed to withdraw the motion at the request of Alderman Kennedy, and it was

MOVED by Ald. Boyce
SECONDED by Ald. Kennedy

THAT the matter of Robson Street closure be the subject of a report reference from the City Engineer in view of the recent developments respecting the Provincial Government Complex.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Rankin and Volrich opposed)

ENQUIRIES AND OTHER MATTERS

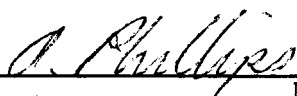
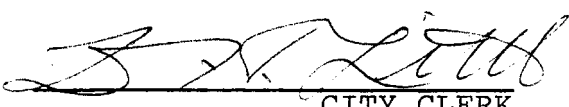
Property Endowment Fund

Mayor Phillips referred to the meeting of the Finance and Administration Committee to be held on Thursday, March 18, 1976, to which all members of Council are invited for discussions on Property Endowment Fund matters.

The Council adjourned at 6.00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 16, 1976, adopted on March 23, 1976.


MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"The following projects are scheduled for construction prior to 1976 paving:

PROJECT 521

<u>Street</u>	<u>From</u>	<u>To</u>
Lane west of Dunbar	30th Avenue	31st Avenue
Lane east of Dunbar	24th Avenue	King Edward Avenue
Pender Street	Salsbury Drive	Victoria Drive

Estimated Cost: \$30,000

PROJECT 522

46th Avenue	Elliott Street	Wales Street
47th Avenue	Chester Street	Prince Albert Street
47th Avenue	St. Catherines Street	Windsor Street

Estimated Cost: \$32,000

The lane installations replace old 1" and 2" galvanized pipes which have lost most of their usefulness because of the decrease in their carrying capacity. The other installations are required to maintain adequate fire protection for residential areas and a school.

Funds are available from the 1975 Waterworks Capital Account 128/7903, 'Prior to Paving - Unappropriated.'

I RECOMMEND that Projects 521 and 522 be approved and that the total required amount of \$62,000 be appropriated for this work from the 1975 Waterworks Capital Account 128/7903, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"To provide a continuous work program for our crews, advance approval is requested for item 10-02-01 of the 1976 Basic Capital Appropriation Budget, said item consisting of the construction and replacement of watermains in the area between Clark Drive and Victoria Drive north of 12th Avenue at an estimated cost of \$410,000.

Approximately 70% of the above work is required to maintain adequate fire protection for areas zoned largely as multiple dwelling and industrial districts. The existing pipes of old pit cast iron have lost most of their original carrying capacity due to tuberculation.

The remaining installations are to replace leaking steel mains.

Council, on September 16, 1975, approved in principle the Waterworks program for 1976-1980, but formal borrowing authority was left to be given annually as funds are budgeted. Approval of this item, therefore, should include approval of borrowing authority.

I RECOMMEND that the above described work be approved and that approval, including borrowing authority, of the required funds of \$410,000 (Reference No. 10-02-01 of the 1976 Basic Capital Budget) be given in advance of the 1976 Budget."

The City Manager RECOMMENDS that the foregoing be approved.

3. Extension and Relocation of Jericho Storm Outfall

The City Engineer reports as follows:

"The existing storm outfall at Jericho Beach has been buried by sand due to a progressive northward building of the beach in this area. In addition, the old outfall location is in the very centre of the bathing area which is not a desirable situation. Consequently, this outfall must be reconstructed in a more suitable location to the east.

The estimated cost of the necessary construction is \$70,000. Funds for this work have been provided for in Item 3-03-10 of the 1976 Sewers Capital Budget which has not yet been approved.

I RECOMMEND that \$70,000 be appropriated in advance from the 1976 Sewers Capital Budget so that the Jericho Storm Outfall can be reconstructed prior to the 1976 bathing season."

The City Manager RECOMMENDS that the foregoing be approved.

4. Tires and Tubes - Tender No. 40-76-1

The City Manager submits the following report of the Purchasing Agent and City Engineer.

"Tenders for the above were opened on February 9, 1976 and referred to the Purchasing Agent and City Engineer for report. The officials concerned report as follows:

A tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the General Revenue Budget.

This tender provided for prices to be offered on a wide range of classes and sizes of tires and tubes for automobiles, trucks and miscellaneous equipment.

Five tenders were received. Three of the tenders did not offer prices on all the classes and sizes asked for in the tender. Therefore, in order to make a fair comparison of the bids offered and to determine the overall low bid, the lowest prices submitted were calculated into the totals of these incomplete tenders.

The overall low bid was submitted by Giant Tire Ltd. Columbia Tire Ltd. submitted a lower bid on a specific class and size of tires and tubes valued at approximately \$56,000.00 for a savings of approximately \$372.00 (less than 1%). However, splitting the award is not recommended for the following reasons:

1. It will be necessary to maintain two sets of records through our clerical system and the accounting system.
2. Operating costs will be increased with two sets of orders, deliveries, pickups and returns.
3. The attention paid by the contractor to our needs will be diminished by lessening the size of the contract. This is a crucial factor in this complicated, fast-moving supply item.

We RECOMMEND acceptance of the overall low bid submitted by Giant Tire Ltd. for the supply of Tires and Tubes for a one year period, at an estimated cost of \$129,656.00, plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Kerrisdale Bus Shelter

The City Engineer reports as follows:

"Background

The Kerrisdale Bus Shelter was installed in 1974 as part of the Kerrisdale Beautification Project. At that time, the Engineering Department expressed concerns about the durability of the yellow vinyl material proposed for the cover and suggested that a more permanent, vandal-proof material be used. However, the architect and local merchants were opposed to the permanent installation and the result was that the vinyl material was installed.

In March, 1975, the bus shelter cover was slashed by vandals and was subsequently damaged beyond repair by high winds. Proposals for a new cover were requested and the supplier, Ancient Mariner Industries Ltd., suggested a durable, reinforced vinyl material much superior to that originally installed. The new cover was installed in September at a cost of \$1209 and was charged to the Streets Maintenance Budget for bus stops.

Present Status

The bus shelter cover has been vandalized for the second time. Two rectangular panels have been cut out of the vinyl material and repairs should be undertaken in order to prevent further damage and provide adequate shelter for transit users. The design of the bus shelter is such that vandals can readily gain access to the vinyl canopy and there is reason to believe that the cover will be the object of vandalism in the future. A decision must, therefore, be made with respect to the on-going maintenance problem related to the bus shelter cover.

There are two basic alternatives that should be considered. Firstly, the present cover can be retained and repaired from time to time when vandalized. This alternative would require that additional funds be made available for bus stop maintenance each year. Alternatively, the Engineering Department can design a permanent cover that would not be susceptible to the kind of abuse which has resulted in periodic damage to the vinyl materials. This latter alternative would involve a greater initial cost estimated to be \$2000 for replacement of the existing cover although annual maintenance would be minimal.

The following is submitted for Council's CONSIDERATION:

- A. That the existing reinforced vinyl cover be repaired at this time at a cost of \$80, chargeable to the Streets Maintenance Budget for bus stops, and in the event of further vandalism, it be repaired in a satisfactory manner, with the estimated annual maintenance cost of \$300, to be provided in the Streets Maintenance Budget, OR
- B. That the existing reinforced vinyl cover be replaced by a permanent canopy requiring minimal maintenance at an estimated cost of \$2000 with the necessary funds to be provided in advance of the 1976 Departmental Budget."

The City Manager RECOMMENDS alternative B in the above report of the City Engineer be approved.

INFORMATION:

6. Harbour Park Development

The City Engineer reports as follows:

"On January 13, 1976, Council, when dealing with the matter of the proposed pedestrian underpass across Georgia Street directed the City Engineer 'to negotiate with Bayshore Inn on cost-sharing on a one third basis for the underpass, and if this fails, to initiate a local improvement on the basis of assessed benefit being one third City park, one third Harbour Park development and one third Bayshore Inn.' Subsequently, meetings were held with the Harbour Park developers and the Bayshore Inn. The developers of the Harbour Park site have agreed to contribute one third of the estimated cost of \$330,000 for the pedestrian underpass at Denman Street.

Clause 6 Cont'd

Following the first meeting with Bayshore Inn, their representative, Mr. Earl Larson, Vice President - Finance, polled individual members of the Board of Directors and reported back at a meeting held February 26. The consensus was that they would not be willing to contribute to the cost of the underpass until their expansion program commenced in the block between Denman and Bidwell Streets. They felt the expansion would not go ahead for some time.

The construction of the pedestrian underpass cannot be delayed until the Bayshore Inn expansion program commences. Therefore, a local improvement has been initiated as directed by Council on January 13 and construction will proceed after the local improvement steps and reports being prepared by Planning and Engineering Departments have been approved by Council. "

The City Manager submits the above report of the City Engineer to Council for INFORMATION.

CONSIDERATION:

7. Granville Mall Phase II - Benches and Landscaping

The City Engineer reports as follows:

"Council, on June 24, 1975, approved that two items on the Granville Mall - Benches and Landscaping, and Christmas Tree Lighting - would be local improvements, by petition, with the full cost borne by the property owners.

Petition forms were issued to the Granville Mall Association in July of 1975. It has been circulating the petitions since then. The two petitions were checked by the Collector of Taxes in mid-February with the following results:

	<u>Christmas Tree Lights</u>	<u>Benches & Landscaping</u>
Total owners	67	67
<u>Signatures required</u>	<u>45</u>	<u>45</u>
Signatures accepted	12	10
Signatures not accepted	<u>33</u>	<u>33</u>
Total signed	45	43

In many cases, signatures were not accepted because persons signing on behalf of business firms had not indicated their authority to sign or because the names of firms and other owners were not given correctly. If all of the signatures had been acceptable, the Christmas Tree Lights petition would have been sufficiently signed and the Benches and Landscaping petition would have been two signatures short.

The Granville Mall Association, in a letter dated March 4, 1976, describes the difficulties which it has encountered in circulating these petitions and requests that these two projects be advanced on the initiative principle rather than by petition. A copy of this letter is attached.

We believe that the Association's experience is probably typical and that it illustrates why few local improvement petitions are submitted from business districts.

If Council accedes to the Association's request, it will be just possible to have most or all of the benches and landscaping in place for the start of Habitat. With this in view, the formal 'First Step' and 'Second Step' reports required under the Local Improvement Procedure By-Law have been prepared and will be before Council this day. This urgency does not apply to the Christmas Tree Lights project and it would be advanced separately.

The request of the Granville Mall Association that these two projects be advanced on the initiative principle is forwarded for the CONSIDERATION of Council."

The City Manager submits this matter for Council's CONSIDERATION.

RECOMMENDATIONS:

8. Local Improvement on the Initiative
Granville Mall - Benches and Landscaping

The City Engineer reports as follows:

"A request of the Granville Mall Association that this project be advanced on the initiative rather than by petition has been forwarded for Council's consideration in a separate report. Should Council accede to that request, the formal reports required by the Local Improvement Procedure By-Law follow:

First Step

A Benches and Landscaping Project for the Granville Street Mall is advanced to Council on the 'Initiative Principle.' The full cost of this project is to be borne by the benefited properties.

So that most or all of the benches and landscaping can be complete for the opening of Habitat, purchasing of material and shop-work will have to start before final approval of the project. Council can authorize this work and designate its cost to form part of the anticipated local improvement. Interim financing for this advanced work can be found in the Granville Mall (Phase I) capital accounts. If the project does not proceed, it should be possible to utilize the benches and planters in some future civic project or to sell them."

The Director of Finance reports as follows:

"Second Step

I am submitting the City Engineer's report dated March 11, 1976. The estimated total cost of this project is \$23,000 and the City's share of the cost is nil.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake this project and RECOMMENDS that:

- (a) The reports of the City Engineer and the Director of Finance be approved, along with the details of the Second Step report on file in the City Clerk's office;
- (b) The City-owned parcels shown on the list attached to the detailed Second Step report be declared assessable for this project;
- (c) The Court of Revision for this project be held at 2:00 p.m. Tuesday, May 4, 1976; and
- (d) Advance purchase of materials and shop-work be authorized and these costs designated to form part of the anticipated local improvement.

NOTE: (REQUIRES TWO-THIRD AFFIRMATIVE VOTE OF ALL COUNCIL MEMBERS PRESENT.)

9. Lease of C.P.R. Right-of-Way to the City - West Boulevard
From 37th Avenue to 42nd Avenue

The City Engineer reports as follows:

"Background

In 1954, at the request of the Kerrisdale and District Commercial Association, the City entered into an agreement with the Canadian Pacific Railway Company to lease the westerly 21 feet of the railway right-of-way extending from 37th Avenue to 42nd Avenue. This leased area was combined with the easterly boulevard area of West Boulevard in order that a sufficient width be made available for off-street parking.

Clause 9 Cont'd

The C.P.R. agreed to permit the construction of the parking facility on the leased area on the following terms:

1. The duration of the lease was for five (5) years from January 1, 1954, and from year to year thereafter and could be terminated by three months notice in writing by either party.
2. The annual rental was established as five (\$5) dollars per year plus relief from all taxes or charges which would normally be levied against the area.
3. The City was obligated to erect a suitable fence and maintain the leased area in a satisfactory manner.

The original cost to the City for construction of the parking lot was \$4,300. Maintenance costs have been kept at a minimum except for those works required by the C.P.R. and B.C. Hydro from time to time under the terms of the lease. At present, the gravel surface is in a relatively poor and unattractive condition. However, whereas the tax assessment for the area in 1954 was \$173, the taxes have risen to \$1,896 in 1975 which represents an increasing annual loss in tax revenue to the City.

Prior to commencement of the Kerrisdale Beautification, the City initiated negotiations with the C.P.R. regarding lease of a portion of the right-of-way in the 41st Avenue and East and West Boulevard intersection for the beautification project. This lease was the subject of a previous report approved by Council. Part of the beautification lease area is included in the existing parking lease with the C.P.R. and in December 1973, the Railway Company advised that they wished to re-negotiate and revise the terms of the parking lease.

The C.P.R. proposed an increase in annual rental from \$5.00 plus taxes to \$5,000 plus taxes in subsequent negotiations. Their justification for the figure of \$5,000 was derived from the market rental value of the land for parking spaces. City representatives pointed out that:

- (a) the C.P.R. could not obtain an immediate market rental having charged a nominal rental for 20 years.
- (b) if in fact a market value was agreed to, the increase should be graduated over a number of years.
- (c) the leased area was only 21 feet wide and was of limited value for parking purposes without the additional 10 feet of City street allowance for turning requirements.

The C.P.R. subsequently proposed a revised rental on a year-to-year basis increasing to a market value of \$3,840 per annum plus taxes in 1976, and forwarded the lease documents to the City for execution. The Supervisor of Properties and Insurance advises that, in terms of the market value for parking purposes, the proposed rental is reasonable.

Present Position

In general, the City does not provide free off-street parking facilities for commercial districts in other areas. In commercial areas where off-street parking has been required to accommodate the demand for parking, the City has participated in collective parking projects under local improvement procedures whereby the commercial property owners assume the capital and maintenance expenditures while the City maintains ownership of the property. At present, a collective parking agreement exists between the City and members of the Kerrisdale and District Commercial Association for a parking facility south of 41st Avenue between Yew Street and West Boulevard.

While the present rental for the existing parking lease with the C.P.R. is nominal, the proposed rental can hardly be considered nominal and would require the City to subsidize parking in the Kerrisdale commercial area if City responsibility for this parking facility was to be maintained. A decision to eliminate this parking area would, however, mean a loss of some 140 parking stalls in an area where parking needs are most likely to increase, particularly now that the Kerrisdale Beautification project is complete.

Manager's Report, March 12, 1976 (WORKS - 7)

Clause 9 Cont'd

The Kerrisdale and District Commercial Association has recently completed a survey of the local merchants. The general consensus is that the parking space is needed in the area since it serves the local community facilities such as the library, community centre and skating rink in addition to local businesses and residents. They are of the opinion that the City should continue the lease with the C.P.R. at a rate the City feels to be reasonable. The merchants do not feel that they should assume financial responsibility for the parking area, however, because the parking stalls are used largely by people using the community facilities.

We have considered the possibility of recovering all or part of the rental from the adjacent business properties. This could be done only if we advanced a local improvement for improvements to this parking area. This does not seem appropriate since the lease has a short cancellation period and so the continued existence of the parking for the term of the local improvement (even if only 5 years) could not be assured.

The installation of parking meters has been considered also, but since the land is leased and not City Street, parking meters may not be installed under the Parking Meter By-law. Even if the parking meter by-law were amended to permit the installation of meters, enforcement would be costly; since the area is small (only 140 parking spaces) and far from other metered areas, being patrolled by persons on foot.

When dealing with the matter of the parking lease, Council is requested to consider the following options:

- A. Council representation be made to C.P. Rail to continue the lease at the present nominal rental on the grounds that the land is not rentable otherwise and they are saving annual taxes equal to \$1,896 in 1975 which they would otherwise pay.
- B. The lease be cancelled with the resultant loss in parking.
- C. The lease, as proposed by Marathon, be approved and authorization be given to the City Engineer to include \$3,840 covering rental and taxes for 1976 in the annual Streets Maintenance Budget."

The City Manager RECOMMENDS that option 'A' of the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 436

BUILDING & PLANNING MATTERS

A-4

RECOMMENDATION

1. 2893 West 41st Avenue - Murray Nurseries
E½ of Lots 6 & 7; and Amd. Lot 8; Block 9; D.L. 2027.

The Director of Planning and Director of Legal Services report as follows:

" A report was requested by the City Manager after receiving the letter of February 24, 1976 from Mrs. Sheila Peterson on behalf of the Kerrisdale Concerned Citizens Committee (attached as Appendix A) regarding the proposed development on the above described property.

At a Public Hearing held on July 22, 1975 Council approved the rezoning application whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District. The Draft CD-1 Bylaw is attached as Appendix B.

Council on July 29, 1975 resolved:

' That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning bylaw until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed,
- (b) the matter be reviewed by Council twelve months from the date of the public hearing.'

Council approved the conditions contained in the Manager's report dated September 19, 1975 as amended by Council on September 30, 1975. The Development Permit Application #72049 was approved by the Director of Planning subject to several conditions, including those conditions approved by Council on September 30, 1975. As of March 9, 1976 all of the conditions for approval of the Development Permit Application have been complied with except for the dedication of the southerly 17 feet for future street widening and consolidation of the site into one parcel and so registered in the Land Registry Office.

The CD-1 Bylaw for the property had not been brought forward for enactment to Council as the following two conditions had yet to be complied with:

- (a) confirmation of financing sufficient to satisfy Council that the project will proceed, and;
- (b) that the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future road widening.

Clause No. 1 Continued.

On February 26, 1976 the Planning Department received from Mr. B. Promislow of Seaton, Promislow and Company on behalf of the University Non-Profit Building Society, a letter dated February 20, 1976 regarding the financing and dedication conditions (attached as Appendix C).

Financing

The following documents dealing with the financial arrangements were submitted by Mr. Promislow for consideration by Council:

- Letter from Bancorp Polygon Ltd., dated February 18, 1976 regarding construction financing;
- Letter from Burns-Page Associates Ind., dated February 19, 1976 regarding the long and short term financing, and;
- Letter from Mutual Life Assurance Company of Canada, Property Investments, dated February 20, 1976 regarding construction mortgage financing.

(Three letters are attached as Appendix D.)

If Council is satisfied that the financial arrangements confirm that the project will proceed, a resolution that the financing condition has been complied with is needed.

Dedication and Consolidation

Plans which dedicated the southerly 17 feet of the site and consolidated the site into one parcel were also submitted by Mr. Promislow on February 26, 1976. However, the formal application and application fee were not submitted until March 1, 1976. The plans have been processed by the Zoning Division and were approved by the Approving Officer on March 8, 1976. The plans are to be registered at the Land Registry Office before this condition has been complied with. Mr. Promislow was notified on March 8, 1976 by the Zoning Division that the approved plans were ready to be picked up so that they could be registered at the Land Registry Office.

Enactment of CD-1 Bylaw

In the letter received from Mrs. Sheila Peterson (Appendix A) regarding the use of the proposed development it was noted that the proposed development has been described as a "Townhouse Development". The Draft CD-1 Bylaw lists the use as townhouses and customary accessory uses, however, further examination of the drawings posted at the Public Hearing indicate that they are apartments. The dwelling units all have principal access at ground level, are separated by at least one common wall, but are connected both side-by-side and vertically. It is the vertical connection which causes the description of the development to be incorrect. The development is not a typical apartment either, as there is no internal circulation, with a lobby, halls and stairways within the buildings to each dwelling unit.

The plans posted and discussed at the Public Hearing on July 22, 1975 and those received as Development Permit Application #72049 are the same except for minor changes required by Council and the Director of Planning. As the drawings therefore are basically the same, it is appropriate that the CD-1 By-Law be amended to accurately describe the drawings seen and approved at the Public Hearing as follows:

"... the only uses for which Development Permits will be issued are:

Townhouses and Apartments
And customary accessory uses"

Clause No. 1 Continued.RECOMMENDATION:

The Director of Planning and the Director of Legal Services recommend the following:

- A. That Council direct the Director of Legal Services that when the amending Bylaw is brought forward for enactment that the uses permitted be amended by adding the words "and apartments" immediately after the word townhouses;
- B. And further that, if Council is satisfied with the financial information submitted that the project will proceed, then Council so resolve that the owners have complied with this condition,
- C. And; that as soon as the dedication and consolidation of the site has been so registered at the Land Registry Office that the Director of Legal Services be instructed to bring forth the amending Bylaw for enactment.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and Director of Legal Services be approved.

DELEGATION THIS DAY: Mrs. S. Peterson on behalf of Kerrisdale Concerned Citizens' Committee.

Dr. N. Divinsky on behalf of University Non-Profit Building Society.

2. Neighbourhood Improvement Program: Kitsilano Appropriation of Funds - Bayview Stage III Addition.

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On November 26, 1975, the Kitsilano Citizens Planning Committee and staff of the Kitsilano Planning Office received a request from Bayview Community School for funds from the Neighbourhood Improvement Program budget for Kitsilano to make an addition to a previous allocation of funds.

On May 13, 1975, City Council approved Stage I of Bayview School's proposals for NIP funding. Fifteen thousand dollars (\$15,000) was approved to alter the existing gymnasium and activity room to improve accessibility and isolate these rooms from the rest of the school.

On July 22, 1975, City Council approved \$13,000 for Stage III for Bayview School. This proposal was to alter the boys' basement area of the school to provide a location for the continuation of day-care and other daytime programs. This was suggested as this will soon be the only room in the school that can be guaranteed on a permanent basis for daytime programs.

Subsequent to the allocation of funds for Stage III, a report from the Vancouver School Board (attached as APPENDIX A) states that further items are necessary. The Fire Marshall has insisted upon another fire exit door. Through an oversight the School Board did not include an estimate for heating these rooms in their first report. Because there has been additional activities programmed for these rooms which will produce a more intensive use of them, additional cupboards and tackboards are required. The estimate cost for these four items is \$8,000. (APPENDIX B).

Clause No. 2 Continued.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommend approval of the application. Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

It is therefore recommended that:

City Council approve the expenditure of up to \$8,000 (eight thousand dollars) (\$2,000 City; \$2,000 Province; \$4,000 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of completing the boys' basement area of Bayview Community School as outlined in Appendix B of this report. The entire amount of funds is to come from the Social Facilities fund based upon the projected use of the room, as approved in the Kitsilano Neighbourhood Concept Plan."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Appropriation of N.I.P. Funds for Tree Planting and Benches in the Downtown Eastside.

The Director of Planning reports as follows:

"On February 16, 1976 a meeting was held at the Downtown Eastside Site Office. In attendance were representatives from the social field and citizens groups, the Parks Board, the Engineering Department, and the Planning Department. The community representatives requested that \$20,000 be appropriated from the N.I.P. funds for the purpose of planting trees this spring along the three, four and five hundred block sections of both Powell Street and Cordova Street.

The estimated total cost per tree is \$200 and the plan calls for approximately 100 trees (LINDEN TYPE for Powell Street and UPRIGHT RED MAPLE for Cordova Street). This is an estimated cost only and any remaining funds will be used to plant additional trees in the three hundred block sections of Jackson Street and Dunlevy Street.

In addition the community representatives requested that six benches be installed in Oppenheimer Park along Jackson Street. The estimated cost for this is \$200 per bench. The total cost would therefore be approximately \$1,200.00.

The Planning Department concurs with these two requests since it involves only a nominal expense (\$21,200 from an estimated minimum of \$616,500 Implementation Budget). It will also benefit the whole community as well as provide early visible evidence of the type of improvements possible with N.I.P.

Concurrence has also been obtained from C.M.H.C. The cost breakdown is as follows:

Federal Share 50%	=	\$10,600
Provincial Share 25%	=	5,300
City's Share 25%	=	<u>5,300</u>
		\$21,200
		=====

It is therefore recommended that:

- A. \$20,000 be appropriated in advance from the Downtown Eastside N.I.P. Implementation funds for tree planting. (Recreational Facilities Account)
- B. \$1,200 also be appropriated from the Recreational Facilities Account of the N.I.P. Implementation Fund to provide six benches in Oppenheimer Park."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

4. East Side of S.W. Marine Drive between West 70th and West 71st Avenues. Proposed Super-Valu Store; Rezoning Application and Planning Study.
-

The Director of Planning reports as follows:

"A rezoning application was received from Mr. G.A. Birham of Kelly Douglas and Company Limited, whereby the lands within the area bounded by West 70th Avenue, the lane west of Granville Street, West 71st Avenue and S.W. Marine Drive be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Construction and operation of a grocery supermarket.'

SITE DESCRIPTION

The site is located on the east side of S.W. Marine Drive between West 70th Avenue and West 71st Avenue and is currently developed with 10 single family dwellings and the Shannon Lodge Nursing Home located at the north-east corner of West 71st Avenue and S.W. Marine Drive. The lands immediately to the north and east are zoned (C-2) Commercial District and are developed with a Safeway and liquor store, small retail stores, gasoline service station and other commercial uses. Both sides of Granville Street, north of West 71st Avenue, are zoned either (C-1) Commercial District (Local) or (C-2) Commercial District to West 63rd Avenue. The lands to the south and west are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

The site is located in that portion of the City known as Marpole which includes, besides the above-noted lands, two other (C-2) Commercial Districts located on both sides of S.W. Marine Drive between Granville and Hudson Streets and the north side of S.W. Marine Drive from Hudson Street to Oak Street. The lands generally east of the lane east of Granville Street between West 72nd and West 70th Avenues are zoned (RM-3) Multiple Dwelling District. There is an (M-1) Industrial District composed of just over three blocks generally bounded by West 72nd Avenue, the lane west of Hudson Street, West 73rd Avenue and Oak Street. (See Appendix A).

PROPOSED DEVELOPMENT

The drawings submitted by the Architect and forming part of the application indicate a supermarket with a main floor and mezzanine which has a total floor area of 29,412 square feet. The supermarket is located adjacent to S.W. Marine Drive with the front of the store facing east. The building has a landscaped setback of 24 feet from S.W. Marine Drive to a solid wall which faces the single family dwellings to the west. Vehicular ingress and egress to the parking lot is from the lane west of Granville Street. A 17 foot dedication is indicated on the south side of West 70th Avenue for future road widening.

Clause No. 4 Continued.CALCULATIONS

Site Area:	89,100 square feet
Floor Area:	29,412 square feet (gross)
Floor Space Ratio:	0.33 (gross)
Height:	30 feet
Off-Street Parking:	Required 56 spaces Proposed 122 spaces
Off-Street Loading:	Required 2 spaces Proposed 2 spaces

The Engineering Department in reviewing the vehicular ingress and egress to the site has reported that the ingress and egress from the lane is acceptable; however, all manoeuvring and circulation must take place on site.

URBAN DESIGN PANEL

The Urban Design Panel considered the application at its meeting of December 18, 1975 and reported:

'The Panel, without some comment from the Planning Department, finds it difficult to deal with this rezoning proposal as it, and the increased traffic this project will generate, will affect the residences across Marine Drive.

The Panel feels that possibly more of a transition is needed and that instead of having the back of the supermarket building face residences across the street, more setback and landscaping be provided or another use such as multiple housing be included.

RECOMMENDATION: That the above be received as a progress report and that this design be sent back to the architects for serious re-consideration and improvements and comments from the Planning Department be obtained before giving this rezoning application and design a final scrutiny.'

ANALYSIS

In reviewing this application and the proposed form of development, the Planning Department is aware that answers are first required on questions of land use of this site and surrounding lands; on the present and future traffic patterns and on rationalization of retail sales (in terms of turnover and where the customers come from who will use the store, etc.) to understand the potential impact of this application to rezone to (C-2) Commercial District. The approval of this application could have significant impact on the Marpole area. The Director of Planning further believes if a major change is promoted in any area of the City where the City has no area planning programme or cannot allocate planning resources to research the impact of such proposals, then the originator of the change should submit studies which describe the ramifications of the proposal, particularly how it might relate to the long term development of the area.

In February the Planning Department met with the applicant to discuss these concerns and felt the following areas should be studied:

Clause No. 4 Continued.

1. Land Use Study: to examine the existing land use and possible future land use, particularly between West 70th/Granville and the rail tracks and the area east of Granville Street.
2. Traffic Study: to examine the existing and possible future traffic patterns and to consider how this would be affected by changes in land use.
3. Commercial Market Study: analysis of retail sales including turnover, customer catchment area, amount of floor area needed.

Mr. Addington, President of Kelly Douglas and Company Limited, acknowledges that the Planning Department does not have the resources or priority in its work programme to study this area but has agreed to undertake planning studies as suggested above and is prepared to hire a planning consultant for that purpose. It was also agreed to inform local residents and community groups during the course of the study and to hold, in conjunction with the City, Public Information Meetings in the area. The Planning Department is providing all available information to the applicant.

It was agreed that the work could be done in three phases:

1. first month to prepare study
2. second month to discuss with neighbourhood and the Planning Department, and
3. during the second and third months to process the rezoning application for report to City Council.

The study will commence shortly as the applicant will be appointing a consultant within a couple of weeks from a list of consultants supplied by the Planning Department and the Canadian Institute of Planners.

This report is primarily for the information of City Council. However, should Council feel this approach on the rezoning application is inappropriate, it should direct the Director of Planning accordingly."

The City Manager submits the above report of the Director of Planning for the INFORMATION of Council.

INFORMATION

5. Rail/Truck Terminal for B.C. Hydro in False Creek Area 3.

The City Manager reports as follows:

" On January 6, 1976, Council passed the following resolution respecting the subject matter:

'THAT the recommendation of the City Manager as contained in his report of December 23, 1975, be approved, subject to a resolution being obtained from the Board of Directors of B.C. Hydro and Power Authority committing the Authority to completion of the removal of its rail-freight development by December 31, 1986.'

Architects Rhone & Iredale have forwarded the following extract from minutes of a B.C. Hydro Board of Directors' meeting dated November 15, 1974 to indicate B.C. Hydro's commitment for a ten-year life for the proposed Carrall Yards redevelopment:

'CARRALL YARDS

By means of maps and charts the Executive Director illustrated a proposed development of B.C. Hydro's lands in Carrall Yards.

In brief, at an estimated capital cost of \$5.5 million it is proposed to develop the 23 acre area of Hydro's property lying south-east of Georgia Viaduct and stretching to the shores of False Creek. Hydro's property lying to the north of the Viaduct would be retained for the PSL parcel express delivery system and other transportation and/or community developments.

Leases of adjacent property fronting on the Creek have all been renewed by the owners involved (chiefly City of Vancouver and Marathon Realty) for fifteen year periods or longer. It is proposed to develop Hydro's property with a ten year view, chiefly through Hydro's existing seven railway clients in the area. New warehouses would be constructed with design to enable them to be redeveloped for other purposes at the termination of the ten year period. A new and improved railway switching service would be installed. No new capital would be required as the funds can be obtained from the budgets already approved for development of Burnaby sites such as Stride Avenue and MacPherson Avenue and which could now be postponed. Estimates of annual returns indicate that the development could pay for itself in about two years.

The Executive Director stressed the point that at the end of the ten year lease period Hydro would not be in the way of whatever redevelopment of the False Creek area was proposed by senior governments.

The following resolution was adopted:-

RESOLVED that B.C. Hydro do proceed with redevelopment of the 23 acre section of its Carrall Street Yards on the terms and conditions proposed to this meeting by the Executive Director and summarized in his presentation of 15 November now submitted AND THAT funds in the approximate amount of \$5.5 million appearing in approved budgets for the years ending 31 March 1975 through to 31 March 1980 covering expenditure of funds for development of freight railway areas in other sections of the Lower Mainland be reallocated as required to this Carrall Yards development.'

Clause No. 5 Continued.

A further letter has been received from Mr. Grant of the B.C. Hydro Land Management & Development Department forwarding a copy of a resolution of the Board of Directors adopted at a meeting on February 14, 1976, as follows:

'RESOLVED that the Directors affirm that Hydro's rail freight development in the Carrall Yards has been planned as a ten year development.'

The City Manager submits the foregoing for Council's INFORMATION.

RECOMMENDATION

6. Heritage Building Alterations - Hudson's Bay Store
(600 Block Granville).

The Director of Planning reports as follows:

"The Hudson's Bay Store was designated by City Council in December of 1974. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Development Permit #58435 (approved December 21, 1973) for the Vancouver Centre included an underground link to Hudson's Bay Store. Approved drawing #85 indicated installation of exit stairs from the Georgia Street link into the ground floor of the store without any exit to the street at that point. On February 2, 1976 drawings for a minor amendment to Development Permit #58435 were submitted which indicated exterior alterations to the Hudson's Bay Store. The proposed changes involved the removal of one of the store windows, replacing it with an exit door and a smaller store window. At its February 9, 1976 meeting the Heritage Advisory Committee viewed these drawings and approved of the proposed exterior alterations to the Georgia Street facade of the Hudson's Bay Store.

As the proposed alterations were to the Hudson's Bay Store rather than to the Vancouver Centre, a separate development permit was required. Development Permit Application #73081 was submitted on February 24, 1976. The drawings of the proposed exterior alterations are identical to those considered by the Heritage Advisory Committee at the meeting of February 9, 1976.

It is recommended that the proposed exterior alterations for the Hudson's Bay Store be approved."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

Manager's Report, March 12, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Functional Program - Art Gallery

Representatives of the Vancouver Art Gallery Association have reviewed the Erickson Report on the possible use of the existing Court House for Art Gallery purposes. They find that the report is not sufficiently detailed in the area of specific future physical requirements for the Gallery. They have proposed that an objective Functional Program be compiled which will require the employment of a consultant.

The City Manager has reviewed the request with the President of the Art Gallery and the Director and is of the opinion that such a detailed Functional Program is necessary.

A considerable amount of work has been done by the Art Gallery staff, but some of the programming goes beyond their expertise.

The City Manager RECOMMENDS that funds be provided to the Art Gallery Association over and above their 1976 grant to employ a consultant to prepare a Functional Program; the funds not to exceed \$15,000 and the terms of reference for such consultant to be developed by the Director of the Vancouver Art Gallery and the City Manager.

(Copy of letter dated March 9/76 from the Director of the Vancouver Art Gallery is attached for information.)

2. Additional Accounting Clerk Position - Equipment

The City Engineer reports as follows:-

"The Equipment Branch contains the City's fabrication and equipment maintenance functions. The branch includes four permanent clerical staff to deal with accounting, payrolls, bills from suppliers - over \$1 million in volume - and the billing of our costs to customers (over \$5 million). For some time, our Accounting Division and the External Auditors have been concerned about the annual closing of accounts in the Equipment Branch and monthly reconciliations of the accounting ledgers with stores and fuels subsidiary accounts.

In order to carry out these reconciliations, temporary staff have been used over the past six months. We have established that the new task of reconciling accounts and invoices requires approximately one quarter of an employee's time. In the opinion of the Director of Finance, this extra cost is necessary to provide the degree of accounting control required.

Over the past several years, temporary staff have been used in the Equipment Branch Office for duties related primarily to processing the invoices for payment and the billing functions for the Branch generally. We have employed the equivalent of three quarters of a clerical position on this temporary basis. We would, therefore, be able to handle the reconciliation work and eliminate the three quarters of a position temporary help by the addition of one full time employee.

Funds have been provided in the 1976 Equipment Branch Operating Budget for this expenditure, representing an annual cost increase of \$3,300.00, because of the extra one quarter of a position required for the reconciliation. This cost has been estimated on the basis of an Accounting Clerk II classification; this classification is still subject to review by the Director of Personnel.

Clause #2 continued:

This report has been reviewed by the Director of Finance, who supports the recommendation below.

The City Engineer RECOMMENDS that an Accounting Clerk II position (subject to review by the Director of Personnel for classification) be added to the Equipment Branch to reduce the need for temporary staff, and provide for reconciliations of the general ledgers with stores subsidiary accounts required by the Director of Finance."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Assessment Appeals

The Director of Legal Services submits the following report:

"For the past four years the Assessor has placed certain stevedoring companies on the assessment roll as occupiers of Crown Lands. These companies have "contracts" with the National Harbours Board to carry out certain services on piers in Burrard Inlet. In previous years these appeals related to Ballantyne, Lapointe and Centennial Piers. In 1974 the companies were successful in persuading the Court of Revision that, in law, they were not "occupiers" of these areas. An appeal was taken to the Assessment Appeal Board, who requested that the parties submit a Stated Case to the Supreme Court. This Stated Case has been heard by the Supreme Court, and the Court has agreed with the position taken by the National Harbours Board and the companies involved, i.e. that the companies merely have a service contract and are not occupiers in law. We have appealed the Supreme Court decision to the B.C. Court of Appeal, and we are hopeful that the appeal may be heard some time this Fall. It is also hoped that that decision will finally determine the situation for the past four years and the present situation.

The present situation is somewhat complicated by the fact that the new Vanterm facility is now operational, and the Assessor and myself take the position that, legally, Vanterm is "occupied" by Empire Stevedoring and thus should be taxable. Centennial Pier and Ballantyne Pier are now, in our view, "occupied" by Casco Terminals Limited, and Lapointe has been incorporated in the new Vanterm facility.

At the Court of Revision in February of 1976, the companies appealed to the Court of Revision on the grounds that they were not occupiers, and in view of the Supreme Court decision we were unable to put up a strenuous argument to the contrary. However, in the event that we are successful in the Court of Appeal with respect to the 1974 Stated Case, it is imperative that we keep the matter of the 1976 assessments alive.

ACCORDINGLY, IT IS RECOMMENDED that Council instruct me to appeal the following decisions of the 1976 Court of Revision to the Assessment Appeal Board:

Vanterm	Court of Revision Appeal #3190A Roll #704-561-230-50
Centennial Pier West	Court of Revision Appeal #272 Roll #703-561-192-74
Centennial Pier East	Court of Revision Appeal #273 Roll #703-561-198-76
Ballantyne Pier	Court of Revision Appeal #273A Roll #703-561-205-72

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

PROPERTY MATTERS

167

RECOMMENDATIONS1. Assignment of Lease -
2089 Commissioner Street

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On March 25th, 1975, City Council, "In Camera", approved the recommendation of the Supervisor of Property and Insurance, and the City Manager, to acquire the property at 2089 Commissioner Street and known as Sterling Shipyards Ltd.

In this regard, the City of Vancouver acquired the site on June 23rd, 1975, subject to a lease to Sterling Shipyards Ltd. dated May 22nd, 1959, which expires on May 24th, 1980.

The City is in receipt of a letter dated January 29th, 1976, from Davis & Co. Barristers and Solicitors, stating that the lessee, Sterling Shipyards Ltd., is entering into voluntary liquidation and requests an assignment of their leasehold interest to the Canadian Fishing Company. It should be noted that at present, Sterling Shipyards Ltd. is a subsidiary of Canadian Fishing Company and the ownership will remain the same.

RECOMMENDED That Sterling Shipyards Ltd. be allowed to assign their leasehold interest to the Canadian Fishing Company; and that the granting be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

2. Ten Foot Widening Strip of
1st Avenue - Situated S/E
Corner 1st Avenue & Clark Drive

The Supervisor of Property & Insurance reports as follows:

"This strip has been leased to Standard Oil Company of B.C. Ltd. for successive 10-year periods since 1955.

The land is used in conjunction with the lessees gas station and is improved with blacktop, floodlight pole, sign, concrete driveway, slab and retaining wall.

The present lease at a rental of \$14.00 per month, plus taxes expired on September 30th, 1975, and the City Engineer recommends renewal of the lease for a further 10 years.

After negotiations the lessee has agreed to the following terms:

- | | |
|---------------|--|
| Use | - Operation of a Gas Station. |
| Term | - 10 years from October 1st, 1975. |
| Cancellation | - On 6 months notice by either party. |
| Rental | - For the first 5 years, \$50.00 per month plus taxes as if levied. |
| Rental Review | - October 1, 1980 on the following basis:

A percentage of the capital value plus taxes as if levied.
The percentage to be that charged on sale of City lands. The capital value to be calculated by utilizing the sq. ft. market value of industrial lands in the area less 25% for restrictions and the City's right to cancel. |
| Improvements | - No further improvements to be constructed without City consent. Lessee retains title to existing improvements. |

cont'd....

Manager's Report, March 12, 1976 (PROPERTIES-2)

Clause No. 2 continued

- | | |
|-------------------|--|
| Restoration | - Lessee to restore area to a condition satisfactory to the City Engineer within 60 days of the last day of occupancy. |
| Liability | - Lessee to hold City harmless from all claims. |
| Condition of Sale | - Lessee to keep property in a clean & tidy condition. |
| By-Laws | - Lessee to obey all City by-laws including obligation to remove snow from sidewalks. |
| Agreement | - Satisfactory to Director of Legal Services. |

The Supervisor of Property and Insurance is of the opinion that the suggested rent is realistic.

It is therefore

RECOMMENDED that the Supervisor of Property and Insurance be authorized to lease the above-noted property to Standard Oil Company of B.C. Ltd., subject to the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Establishment for Lane Purposes -
N/W Corner of William & Skeena Streets

The Supervisor of Property and Insurance reports as follows:

"Lots 17 and 18, Block 7, SE $\frac{1}{4}$ Section 26 T.H.S.L., Plan 2588, situated north west corner of William and Skeena Streets were purchased in 1962 and have been reserved for replotting purposes. Council has approved an overall plan for this residential area, survey work and servicing will be completed in the near future.

The City Engineer has requested that the north 2.5 feet of Lots 17 and 18 be established for lane purposes prior to the lots being marketed and it is therefore RECOMMENDED THAT

the north 2.5 feet of Lots 17 and 18, Block 7, SE $\frac{1}{4}$ Section 26 T.H.S.L., Plan 2588 be established as lane and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION & RECOMMENDATION

4. Point Grey Road Properties

The Supervisor of Property and Insurance reports as follows:

"On December 2, 1975, Council approved the following resolution:

'That the City-owned premises at 2323-25, 3225 and 3235 Point Grey Road, with the exception of Seagate Manor, be turned over to the care, custody and management of the Park Board'

The Park Board have subsequently submitted to Council, a request dated December 17, 1975, 'That Council have the Property and Insurance Division turn over the properties at 2323-25, 3225 and 3235 Point Grey Road, clear of buildings, and to remove the caretaker's cottage in front of Seagate Manor, so that the Board can proceed to open up water front view parks for the public'.

(It is noted that the property at 2823-25 was referred to in error as 2323-25 Point Grey Road in both Council's Resolution and the Park Board's request.)

cont'd....

Manager's Report, March 12, 1976 (PROPERTIES-3)

Clause No. 4 continued

On December 2, 1975, the City Manager submitted the following report from the Director of Finance, dated November 28, 1975, which was received by Council:

'Until such time as the review of capital funds indicated whether or not there is another potential source of funds, I recommend that Council approve the provision of \$255,265.06 from Revenue Surplus to reimburse Point Grey Road Acquisition capital funds for the cost of Seagate Manor. If a review of capital funds indicates a better source, I will so report to Council.'

'Your City Manager Recommends the approval of the recommendation of the Director of Finance.'

The Director of Legal Services advises, that Council authority is required to permit demolition of City-owned assets, including those under the care and custody of the Park Board. Such authority was not given in Council's Resolution of December 2, 1975, nor was it clear in previous instructions.

The current status of the subject properties is as follows:

2823-25 Point Grey Road

A duplex dwelling located adjacent to and east of, the Seagate Manor. This property is now vacant and can be demolished on receipt of Council authority.

3225 and 3235 Point Grey Road

Two single family dwellings, currently occupied. Council authority is required to obtain vacant possession and to demolish.

Seagate Manor and Rear Dwelling

The dwelling at the rear of Seagate Manor, referred to as the caretaker's cottage, is a one-storey single family dwelling of 1,123 square feet, formerly occupied by the previous owner of the Seagate property. It is situated on the north portion of the property adjacent to the waterfrontage. The accommodation consists of two bedrooms, a den, living room, kitchen and bathroom. Heating is by automatic oil fired hot air furnace.

The building was recently inspected by representatives of C.M.H.C. pursuant to the City's application for R.R.A.P. funding. Their assessment, with which Property & Insurance staff concur, is that the building is in excellent condition and that only minor repair and renovation is required to prepare for a minimum 15 year occupancy. It is expected that the necessary repairs and renovations can be carried out under the grant portion of the R.R.A.P. funding at no cost to the City, except for the purchase of a stove and refrigerator.

Up to the time it was vacated, the rent was \$400.00 per month. The estimated market rent, subject to approval of the Rent Review Commission, would be \$550.00 to \$600.00 per month.

Removal of this dwelling, as requested by the Park Board, so that the Board can proceed to open up the waterfront view parks for the public, would by inference, also require that a portion of Seagate land be transferred to the Park Board. It should be noted that access to the waterfront will be provided by development of the adjacent property at 2823-25 Point Grey Road.

An alternative to demolition of the rear dwelling, would be to move it on the site to a location closer to the main building. The cost to move would be in the realm of \$10,000 to \$12,000, plus approximately \$3,000 for grading and landscaping. Relocation would be subject to approval by the Director of Planning, on the advice of the Development Permit

cont'd....

Manager's Report, March 12, 1976 (PROPERTIES-4)

Clause No. 4 continued

Staff Committee. Location on the site would be determined by by-law requirements, location of services, separation from the park area and the main building, and cost factors.

A strip of land approximately 60 feet in depth along the waterfront could be provided for park use.

Relocation or demolition of the rear dwelling and transfer of a portion of the land would have a detrimental effect on the Seagate property by loss of revenue, loss of amenity and increased problems in security.

The following estimated operating statement for the Seagate property is submitted for information. The amounts shown are subject to receipt of quotations for the proposed renovations and approval by Rent Review Commission.

GROSS ANNUAL INCOME

10 suites at average \$250.00 per month	\$30,000.	
Rear dwelling at \$550. per month	6,600.	
5 garages at \$10. each per month	<u>600.</u>	\$37,200.
Less vacancy and rental loss at 2%		750.
Effective Gross Annual Income		\$36,450.

EXPENSES

Operating	\$9,000.	
Administration	850.	
Maintenance & repairs	2,500.	
Taxes - (Tax exempt)	<u> </u>	\$12,350.
Inflation & contingencies at 20%	<u>2,470.</u>	\$14,820.
Net Annual Revenue		<u>\$21,630.</u>
Estimated cost of Fire By-Law requirements & renovations		\$44,230.
Plus 15% contingency		<u>6,600.</u>
		\$50,830.
R.R.A.P. Grant Portion	\$27,500.	
R.R.A.P. Loan Portion	\$23,330.	
Amortization of R.R.A.P. loan at 8% over 15 year term = \$221.21 per month		
	\$2,654.52 per annum	
Net Income After Amortization		<u>\$18,976.</u>

It is noted that a favourable response was received from C.M.H.C. regarding the City's application for R.R.A.P. funding. They also suggested they would like to make the Seagate Manor a demonstration project for the Kitsilano area. Final approval cannot be given by C.M.H.C. until details of the approved work and final costs are determined.

If it is Council's decision to retain the complete Seagate property, it is RECOMMENDED that

1. The Point Grey Road Acquisition fund be reimbursed, in the amount of \$255,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975.

cont'd....

Clause No. 4 continued

Alternatively, if it is Council's decision to demolish the dwelling at the rear of Seagate and transfer a portion of land to the Park Board, it is RECOMMENDED that:

2. (a) The Supervisor of Property and Insurance be authorized, in consultation with the Park Board, to determine the appropriate land area; the proportionate value of the land and rear dwelling; and arrangements for security fencing,
- (b) The Supervisor of Property and Insurance be further authorized, upon reaching a satisfactory agreement with the Park Board under recommendation 2(a), to demolish the rear dwelling,
- (c) The Point Grey Road Acquisition fund be reimbursed for the proportionate residual value of Seagate property to be retained by the City, in the manner set out by the Director of Finance.
- (d) The proportionate values referred to in 2 (a) and (c) to be in total equal to the acquisition costs of \$255,265.06.

It is further RECOMMENDED that:

3. The Supervisor of Property and Insurance be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road and to demolish when vacant."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance for Consideration and REcommendation

FOR COUNCIL ACTION SEE PAGE(S) 439-40

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 4, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Kennedy

ABSENT: Alderman Harcourt

ALSO PRESENT: Alderman Boyce

CLERK: M. L. Cross

INFORMATION1. Monthly Status of Rezoning Applications.

The Committee considered a memorandum from the Zoning Planner dated February 27, 1976 forwarding the Monthly Status of Rezoning Applications as at February 26, 1976 (copy on file in City Clerk's Office).

RESOLVED

THAT the report on the Monthly Status of Rezoning Applications be received.

RECOMMENDATION2. Juvenile Detention Home Site.

The Committee considered a report of the City Manager dated February 19, 1976 (copy circulated) in which the Director of Planning advises that the Department has surveyed the existing park and open space resources in the area in comparison to existing and expected population densities, and has discussed the matter of disposition of the site with interested community groups.

The Director of Planning recommended:

- a. THAT Council adopt as a long-term policy the addition of the Juvenile Detention Home and Family Court site to Burrard View Park and discussion take place with the Parks Board with respect to future buildings and financing arrangements;
- b. THAT the Parks Board be requested to develop as park that portion of the city-owned property not required for the Family Court buildings, in accordance with an overall plan for Burrard View Park which assumes that the city-owned property including the Family Court buildings will eventually become a part of the park;
- c. THAT when the Family Court buildings are no longer required by the Provincial Government, the entire 1.4 acre site be turned over to the care and custody of the Parks Board, with the understanding that the Board will at that time enter into discussions with the community regarding the use of the buildings for community recreational facilities."

Clause # 2 Continued.

Since there are no funds presently available for park aquisition or development at this time and since the Family Court buildings will probably remain for a very long time the City Manager considers the action recommended by the Director of Planning to be premature and recommends that the site of the former Juvenile Detention Home be retained as open space.

Park Commissioners, A. Livingstone, and W. Gibson, and Messrs. J. Cork (Hastings Sunrise Action Council), W. Dronsfield (Concerned Citizens of Hastings East), and J. Nawrocki (Pender Street Committee) were present for the discussion and urged the Committee to dedicate the land as park immediately.

After discussion, the Committee

RECOMMENDED

- A. THAT Council adopt as a long-term policy the addition of the Juvenile Detention Home and Family Court site to Burrard View Park and discussion take place with the Parks Board with respect to future buildings and financing arrangements;
- B. THAT the Parks Board be requested to develop as park that portion of the city-owned property not required for the Family Court buildings, in accordance with an overall plan for Burrard View Park which assures that the city-owned property including the Family Court buildings will eventually become a part of the park;
- C. THAT when the Family Court buildings are no longer required by the Provincial Government, the entire 1.4 acre site be turned over to the care and custody of the Parks Board, with the understanding that the Board will at that time enter into discussions with the community regarding the use of the buildings for community recreational facilities."

The Meeting adjourned at approximately 4.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 441

PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

March 11, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 11, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE
CLERK: G. Barden

RECOMMENDATION

1. Brief to Provincial Commission on
Property Assessment and Taxation

The Committee had for consideration a Manager's report dated March 5, 1976 (copy circulated) and two draft briefs to be presented to the Commission of Inquiry on Property Assessment and Taxation.

The first draft brief deals with Real Property Assessment and Taxation in Vancouver and the second with Education Finance in B.C. and Its Impact on Vancouver Taxpayers, both dated March, 1976.

The Committee reviewed the two draft reports (circulated on March 5, 1976) in depth and directed the Director of Finance to finalize the reports taking into account the amendments suggested by the Committee for submission to Council for endorsement.

Following further discussion it was

RECOMMENDED

THAT the briefs as amended by the Director of Finance and circulated with this report, be endorsed and forwarded to the Provincial Commission of Inquiry on Property Assessment and Taxation.

2. Renovations to City Hall

The Committee considered a Manager's report dated February 20, 1976 (circulated) in which the Director of Permits and Licenses outlined proposed renovations to the City Hall as follows:

"- Alteration and improvements in Printing Offices, Shops and Vault Area	\$142,500
- Alteration and renovation of four washrooms	16,700
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000

Clause #2 continued:

- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Renovation of private elevator lobby and public corridors	9,200
- Miscellaneous expense, including permits and insurance premiums.	2,300
<hr/>	
TOTAL	\$198,500

The Director of Finance advised that funds in the amount of \$119,053 are available within the City Hall Renovations Budgets, and an additional \$79,447 would have to be provided in the 1976 Supplementary Capital Budget to carry out the total program of \$198,500 to complete the renovations program in the City Hall. The original provision of \$140,000 in the 1975 Supplementary Capital Budget for the recommended work in the subground floor was reduced by \$20,947 due to increased costs incurred in completing the third floor improvements (\$8,027) and renovation of all other areas (Phases I - III) for which the final cost exceeded the appropriations by \$12,920.

During discussion the Committee felt that the following two items could be deferred:

- Alteration and renovation of four washrooms - \$16,700
- Renovation of private elevator lobby and public corridors - 9,200

Following further discussion it was

RECOMMENDED

(a) THAT Council approve the following proposals and estimates in the City Hall Renovations Program:

- Alteration and improvements in Printing Offices, Shops and Vault Area	\$142,500
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000
- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Miscellaneous expense, including permits and insurance premiums	2,300
<hr/>	
TOTAL	\$172,600;

- (b) THAT the necessary additional funds be provided in the 1976 Supplementary Capital Budget;
- (c) THAT the quotations received from the Construction Management Contractor (Allan & Viner Limited) for alteration of the Printing and Vault Areas be accepted, and the Director of Permits and Licenses be authorized to proceed with the work, on the basis of cost plus a monthly fee of \$5,560 for managing and supervising the work, including the services of a full time superintendent on the site.

3. Student Summer Employment - PSEMP '76

On March 9, 1976 City Council, when considering a Manager's report dated March 5, 1976 outlining the Provincial Student Summer Employment Program for 1976, passed the following motion:

"THAT the City participate in PSEMP '76 at a maximum City cost of \$52,000,

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects,

FURTHER THAT the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign the application forms on behalf of the City, and to make minor adjustments where required (e.g. proportioning of University students)."

The Committee considered 22 projects submitted by various Departments of which the City's share of costs totalled \$106,226.

The City Engineer reported he would like to continue an existing summer student project 'Turn Down Traffic' that is at no cost to the City. It was suggested that any Departments that have projects that would be at no cost to the City be allowed to include them for submission to the Provincial Government.

The Committee established priorities for each project as follows:

Priority No. 1

<u>Dept.</u>	<u>Project</u>	<u>City's Share</u>
Engineering	Origin-Destination Surveys	\$28,115
Property & Insurance	Records Organization	685
Library	Library Orientation	3,985
City Clerk	Transferred Records Index	722
Archives	Library Cataloging	1,414
Archives	Photographic Restoration/Classification	3,214
Permits & Licenses	Vending Machine Survey	3,985
Planning	Upgrading File System	4,749
Finance	Accounting & Payroll	2,275
Social Planning	Activation Program for the Disabled Elderly living alone on their own	4,123
		<hr/> \$53,267

Priority No. 2

<u>Dept.</u>	<u>Project</u>	<u>City's Share</u>
Engineering	Traffic Modelling	\$ 10,944
Engineering	Computerized Intersection Model	1,469
Parks & Recreation	Tennis Program for Juniors	6,712
City Clerk	By-law Index Revision	722
Permits & Licenses	Storage Document Inventory	685
Fire Department	Sprinkler Plan Check	3,205
Social Planning	Step-Out Summer Program - Social Planning institutions	1,347
		<hr/> \$ 25,084

Clause #3 continued:

Priority No. 3

<u>Dept.</u>	<u>Project</u>	<u>City's Share</u>
Engineering	Turn Down Traffic	\$ 8,896
Engineering	Traffic Data Collection	8,099
Parks & Recreation	Summer Trampoling	6,712
Archives	Historical Painting	1,414
	Restoration	
Parks	Communications '76	2,754
		<hr/>
		\$ 27,875

Following further discussion it was

RECOMMENDED

- (a) THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Student Summer Employment Program for 1976;
- (b) THAT City Council approve an expenditure of funds totalling \$53,267 as the City's share for the program;
- (c) THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program;
- (d) THAT the submission may include existing projects that any Departments have in the student summer program that are at no cost to the City;
- (e) THAT the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign the agreement on behalf of the City.

NOTE: Detailed information on the above projects on file in the City Clerk's Office.

The meeting adjourned at approximately 3:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 442